

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 19, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	63-DR-2005 Crown West Pinnacle Offices		
LOCATION	23733 North Scottsdale Road		
REQUEST	Request site plan and elevations approval for a new parking garage and three (3) new office buildings.		
OWNER	Crown West Realty 602-288-3836	ENGINEER	Hunter Engineering 480-991-3985
ARCHITECT/ DESIGNER	Cawley Architects Inc. 602-393-5060	APPLICANT/ COORDINATOR	Paul Devers Cawley Architects Inc. 480-237-3700
BACKGROUND	<p>Zoning.</p> <p>This site is zoned Central Commercial, Environmentally Sensitive Lands District (C-2 ESL), which allows a large variety of commercial activities designed to serve the community.</p> <p>Context.</p> <p>The 8.4-acre site is located north of East Pinnacle Peak Road on the east side of North Scottsdale Road. The site abuts and connects with an existing commercial shopping center to the south, and abuts existing single-family homes to the east and north. To the west of North Scottsdale Road is vacant land located within the jurisdiction of the City of Phoenix.</p> <p>In 1987, the Development Review Board approved an office complex master plan for the property that included an initial phase consisting of the existing 2-story office building located at the east end of the site (Case 139-DR-87). The initial phase also included the existing parking structure and surface parking. The existing building design incorporates a Spanish mission style, with tan colored stucco walls, low pitch tile roofs, and arch details.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Single-family homes, zoned R1-5 ESL• South: Commercial Shopping Center, zoned C-2 ESL• East: Single-family homes, zoned R1-5 ESL and R-4 ESL• West: Vacant, zoned S-1 in Phoenix		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>This is a request to approve a site plan and elevations for three new office buildings and a new parking garage at an existing office development. The</p>		

proposed development is the second phase of development and completes the 1987 office complex master plan.

Development Information:

- Existing Use: 1 office building (60,000 sq.ft.) and parking structure
- Proposed Use: 3 additional office buildings and parking structure
- Parcel Size: 8.4 acres
- Building Size: 3 buildings totaling 60,100 square feet
- Building Height Allowed/Proposed: 36 feet / 23-33 feet
- Parking Required/Provided: 390 spaces / 426 spaces
- Open Space Required/Provided: 67,012 square feet / 125,500 square feet
- FAR Allowed/Proposed: 0.8 / 0.64

DISCUSSION

The three buildings and parking structure proposed for the site will complete the master plan for this office complex. The main driveway will remain as well as cross-access opportunities to the commercial shopping center to the south. Also, the existing fifty-foot landscaped setback will remain along the north and east sides of the property, as well as the fifty-foot scenic corridor easement along Scottsdale Road. Pedestrian connections are proposed between all buildings.

The new buildings reflect the character of the existing buildings by using similar architectural style, colors, and detailing. The new office buildings will be one and two-story, and will contain design elements such as Spanish tile roofs, brown and tan color stucco, verandas, window details, arch details, and wood beams and sandstone accents. Landscaping on the site will continue the use of low water use desert plant materials, including Blue Palo Verde and Acacia trees.

STAFF**RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAz.gov

APPROVED BY

Tim Curtis, AICP
Report Author

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. 1987 Master Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Cawley

Architects

**To: Planning Division
City of Scottsdale
7447 E. Indian School Rd.
Suite 105**

From: Paul Devers

Subject: Crown West Pinnacle Offices

Date: June 29th, 2005

TRANSMITTAL

PROJECT NARRATIVE

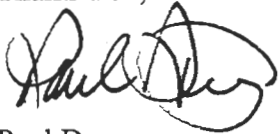
We are requesting for a Design Review and to discuss other development issues.

This project is located north of the northeast corner of Scottsdale Road and Pinnacle Peak Road. The site is approximately 8.43 acres and will be split into 2 parcels. Lot A & Lot B. Lot A will be consists of the existing office building with a new proposed parking garage & Lot B will be consists of 3 new office buildings with existing parking garage. Both the lots will have a cross access & cross parking agreement. The proposed site plan is for three 2-story condominium office buildings. The uses are intended to be general office. The new owners of the parcel want to perform a lot split as shown on the site plan, with access easements.

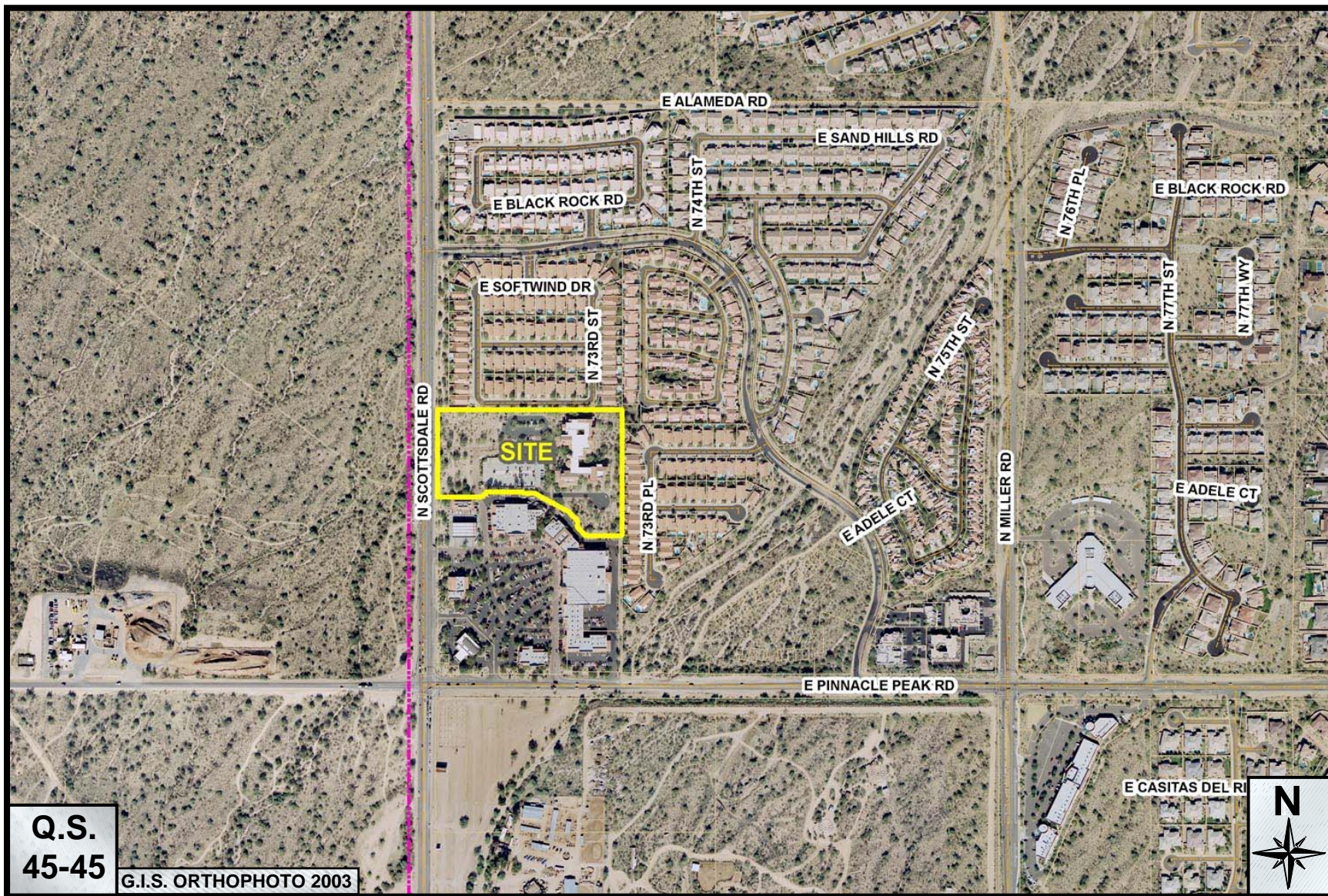
Great effort has been made for the building designs to reflect and enhance the character of the existing commercial buildings. The street frontage will include a landscape setback and scenic corridor setback that provides an attractive setting for the complex from the street. Per the proposed plans, the entire perimeter of the site would be landscaped and screened in accordance with the existing building. The buildings would be set back 50'-0" from the north property line and 50'-0" from the east property line to buffer the project from the residential developments on these sides. The buildings have been designed to reflect the existing building's design. This has been achieved with design elements such as verandas, window details, wood beams, Spanish tile roofs and stucco painted with complementary colors.

The parking provided meets the requirements for the City of Scottsdale. All parking is screened. The existing parking requirements will be met by the new parking structure on the southeast corner of the site, while the new requirements will be met with the existing parking structure and new surface parking lots.

Thank You,

A handwritten signature in black ink, appearing to read "Paul Devers", with a stylized, looping flourish at the end.

Paul Devers
Cawley Architects, Inc.



Q.S.
45-45

G.I.S. ORTHOPHOTO 2003

Crown West Pinnacle Offices

63-DR-2005

ATTACHMENT #2



**Q.S.
45-45**

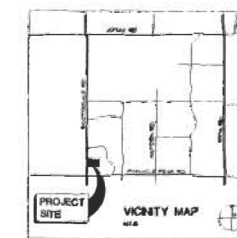
G.I.S. ORTHOPHOTO 2003

Crown West Pinnacle Offices

63-DR-2005

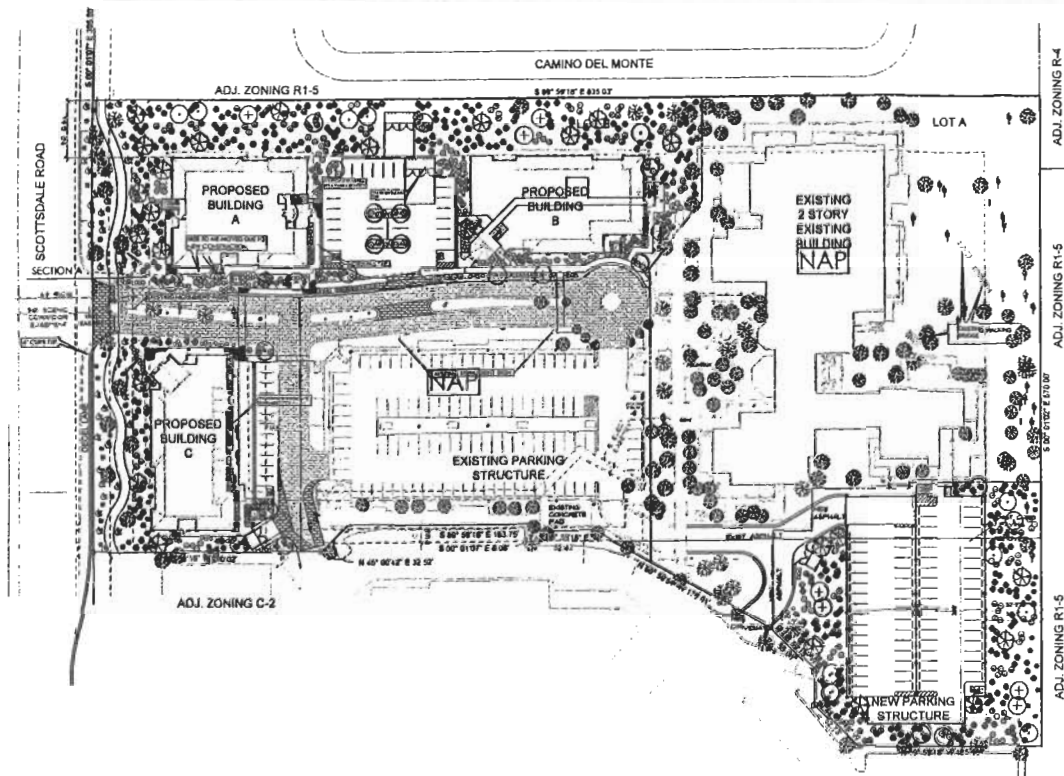
ATTACHMENT #2A

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OF 16



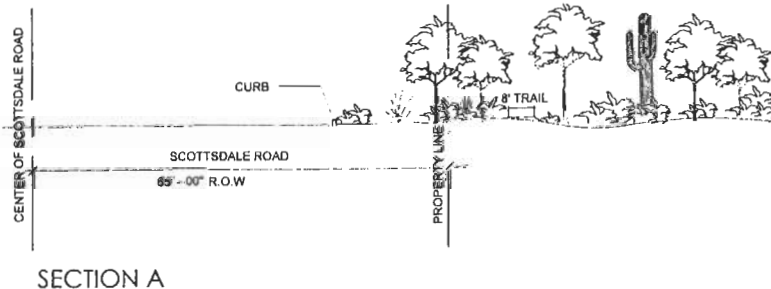
THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN BUILD PHASED DEVELOPMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE LGE CORPORATION. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL DAMAGES.

63-DR-2005



LANDSCAPE LEGEND

- | | | | |
|--|---|--|---|
| | CERCIDOPHORA FLORIDANA
RUE PALM SPRING
24" BOX (12" CALIPER) - 26 | | AGAVE YUCCIFERA
OCTOPUS AGAVE
5 GALLON - 39 |
| | ACACIA SALICINA
YELLOW ACACIA
24" BOX (12" CALIPER) - 11 | | SALVIA GREGGIA
RED SAGE
5 GALLON - 109 |
| | ACACIA SENARIA
SHOESTRING ACACIA
15 GALLON (1" CALIPER) - 31 | | IXORA NANA
DEER HARBOR
5 GALLON - 77 |
| | NERIUM OLEANDER 'WHITE'
PETITE OLEANDER
15 GALLON - 50 | | IXORA NANA
DEER HARBOR
5 GALLON - 77 |
| | EUCALYPTUS
BUTTERFLY BUSH
5 GALLON - 176 | | IXORA NANA
DEER HARBOR
5 GALLON - 77 |
| | LANTANA
CHOCOLATE BUSH
5 GALLON - 189 | | IXORA NANA
DEER HARBOR
5 GALLON - 77 |

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT TRIANGLE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SCRUB, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL SLOPES ON SITE ARE 4:1 MAX.

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS.

SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

*SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

*SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM OF 50 PERCENTAGE OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE II, SECTION 9.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE ADJACENT TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS OR BRANCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SAME GRADE ADJACENT TO THE TRUNK.

RETENTION DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BORDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL. NO LIGHTING IS APPROVED WITH THE SUBMITTAL. THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED DAMAGED OR EXPIRES DURING SHALL BE REPLACED WITH LIKE KIND, AND QUALITY. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS GROUND COVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.

PRIOR TO ESTABLISHED WATER SERVICE, NON RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF 10 ACRE FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTION 99-152 THROUGH 99-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

AREAS WITHIN THE 5' X 1' IS TO BE CLEAR OF LANDSCAPING. TREES AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET, TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

TOTAL OPEN SPACE
TOTAL LANDSCAPE IS 22,900 S.F.

PRE-EMERGENT NOTE

DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW REQUIRING THAT THE ENTIRE APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.

SHEET INDEX

- L-1 LANDSCAPE PLAN
- L-2 FUTURE IRRIGATION PLAN
- L-3 FUTURE DETAIL SHEET
- L-4 FUTURE SPECIFICATION

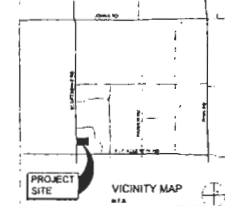
PROJECT INFO:

OWNER	NOE DESIGN BUILD 740 N. 52nd St. #203 PHOENIX, ARIZONA TEL: (480) 980-4001
ARCHITECT	CAWLEY ARCHITECTS 1724 WEST 40 STREET TEMPE, ARIZONA TEL: (480) 237-3706
CIVIL	HUNTER ENGINEERING 2025 N. 16TH AVE. SUITE 275 PHOENIX, ARIZONA CONTACT: JEFF HUNTER
LANDSCAPE	T. J. MOORE & ASSOCIATES, INC. 11111 MESQUITE SUITE 210 CONTACT: T. J. MOORE TEL: (480) 237-3706 E-MAIL: tmoore@tjmoore.com

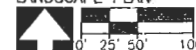
LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: 63-DR-2005
APPROVED: [Signature]
DATE: 10/24/2005
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2005



LANDSCAPE PLAN



T. J. MOORE & ASSOCIATES, INC.
LANDSCAPE ARCHITECT

1724 WEST 40 STREET
TEMPE, ARIZONA 85281
(480) 237-3706

T. J. MOORE & ASSOCIATES, INC. IS A MEMBER OF THE T&M GROUP
THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF T&M GROUP, INC.



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Phoenix, Arizona

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PHOTO: JEFF HUNTER

PHOTO: JEFF HUNTER

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63-DR-2005
REV: 10/24/2005

CROWN WEST

PINNACLE
OFFICES

23733 NORTH
SCOTTSDALE
ROAD

SCOTTSDALE
ARIZONA

9-29-05

LGE
DESIGN BUILD
740 N 52nd St #200
PHOENIX, ARIZONA
(480) 966-4001

A-A7
of 16

GENERAL NOTES
1. SEE STRUCTURAL DRAWINGS FOR ANTE. MODIFICATION

MATERIAL	DESCRIPTION
(1)	MADEIRA LATH WITH STUCCO OVER 8" CTS
(2)	FLUENT CLAY ROOF TILE - RED TO MATCH EXISTING
(3)	8" SAND BRICK BUSHING LIGHT WITH BRIGHT HONEYBEE SET & BRIGHT GROUT
(4)	PRECAST ADORN COLUMNS
(5)	STAINED WOOD BONY TALLS
(6)	BROUGHT IRON - PAINTED (S)

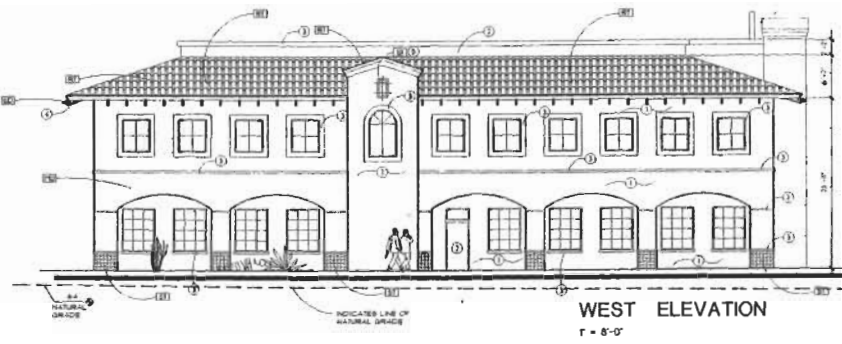
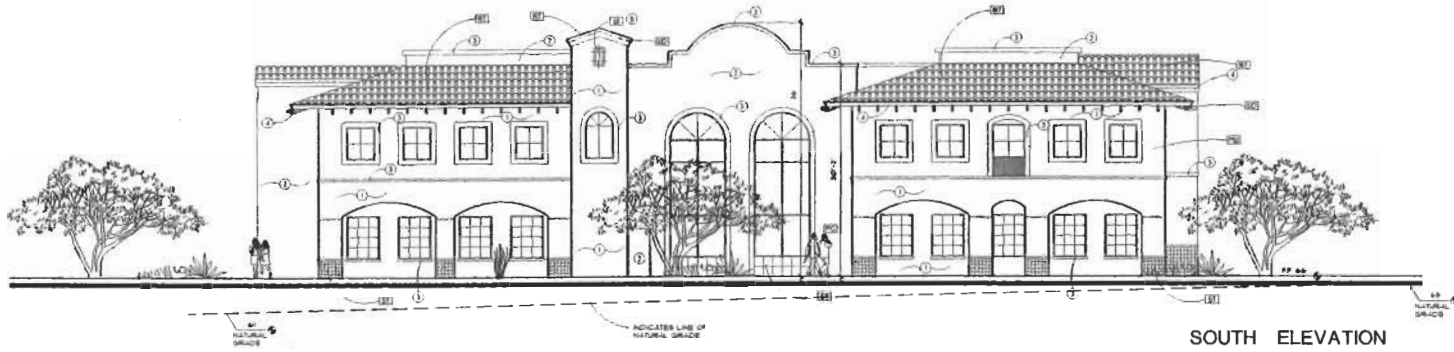
COLOR KEY	COLOR	FINISH	COLOR NO
(1)	VERONA BEACH	DE 508	
(2)	TERAZZOTTO & SAND	DE 518	
(3)	WOODEN HORN	DE 518	
(4)	COCA	DE 518	
(5)	BLACK PEARL	DE 518	
SEALANTS			
SHALL FILL LIGHT			
WOODEN LIGHT			
EXIT BUILDING			
BOLLARDS			
LIGHT POLE			
GATES			
SEE			

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE ELEMENTS TO MATCH EXISTING. IF COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIALS. COLORS - TO MATCH OR ON SAME COLOR.
3. PAINTER TO PROVIDE PAINTING MATCH ON OTHER WALLS WITH APPROPRIATE COLOR TO BE SPECIFIED BY THE OWNER PRIOR TO APPLICATION OF BUILDING MATERIALS.
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL.

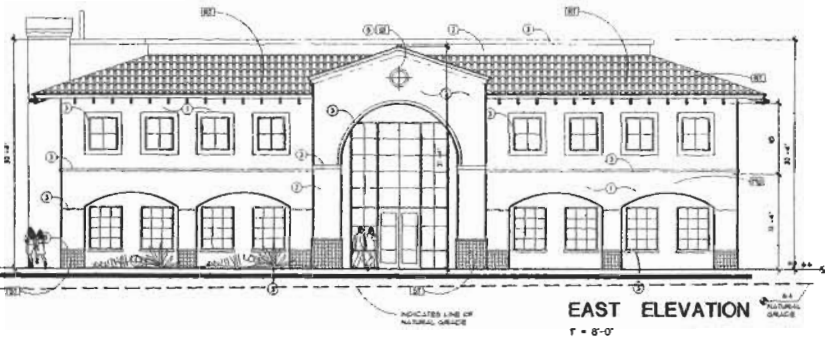
GLAZING KEY	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	COLOR BRONZE WOODEN
EXTERIOR GLASS	1/4"	BRONZE
INTERIOR GLASS	1/4"	CLEAR
GATES		

1. SEE WINDOW TYPES FOR LOCATIONS OF BRONZE GLASS.
2. SEE WINDOW TYPES FOR LOCATIONS OF THERMO GLASS.

THE ARCHITECTURAL DESIGN CONCEPT AND DATA PRESENTED HEREIN REPRESENTS AN INSPIRATION OF SERVICES PROVIDED IN CONNECTION WITH THE DESIGN BUILD PHASED SA-REPAIRMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE USER. NO OTHER USE OR RELEASE OF THESE DRAWINGS MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



BUILDING A ELEVATION



GENERAL NOTES
1. SEE STRUCTURAL DRAWINGS FOR LITE. APPLICATION.

MATERIAL	DESCRIPTION
(01)	MANHATTAN SYNTHETIC STUCCO OVER 8" CMU
(02)	PACIFIC OAK ROOF TILE - SEE TO MATCH EXISTING
(03)	SAND STONE BLOCKS IN LIGHT WITH BROWN MORTAR SET IN BROWN GROUT
(04)	PRECAST AGGREGATE COLUMNS
(05)	STAINED WOOD BERRY WALLS
(06)	BRICKWORK - PAINTED (01)

COLOR KEY	COLOR	PAINT / COLOR NO.
(01)	VERONA BEACH	DE 618
(02)	TERREACOTTA SAND	DE 619
(03)	WOODEN ACRE	DE 620
(04)	COCA	DE 621
(05)	BLACK PEARL	DE 622
(06)	SEALANTS	
(07)	PAINT	
(08)	PAINT	
(09)	PAINT	
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(96)	PAINT	
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(99)	PAINT	
(100)	PAINT	

GLAZING KEY	MATERIAL	COLOR / FINISH
(01)	ALUMINUM	2-DIM BRONZE ANODIZED
(02)	EXTERIOR GLASS	1/4" CLEAR
(03)	INTERIOR GLASS	1/4" CLEAR

- SEE WINDOW TYPES FOR LOCATIONS OF FINISHED GLASS
- SEE WINDOW TYPES FOR LOCATIONS OF TINTED GLASS

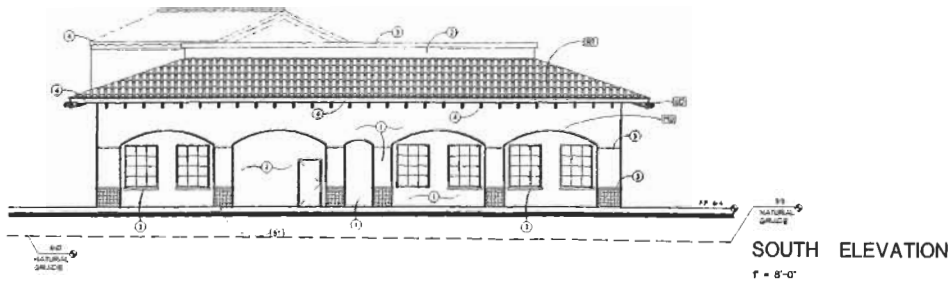
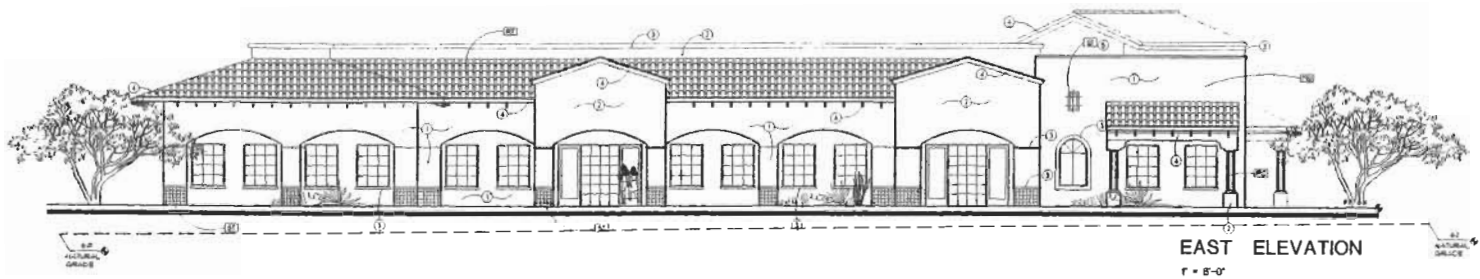
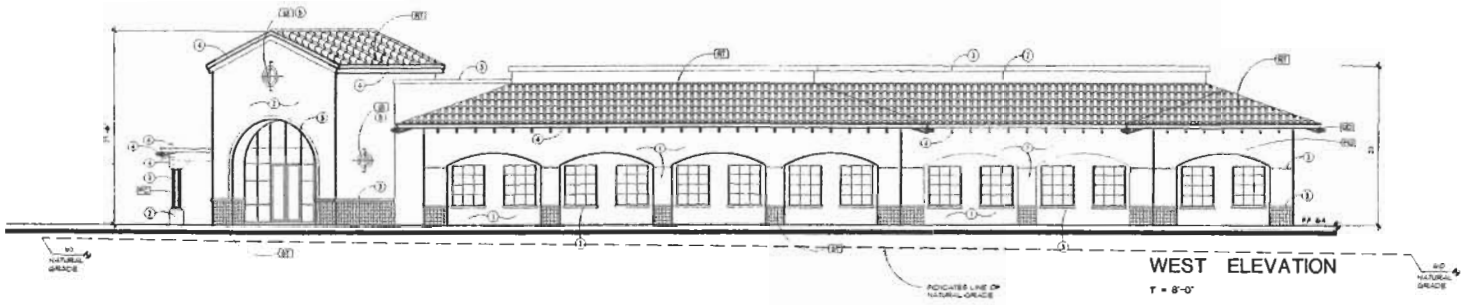
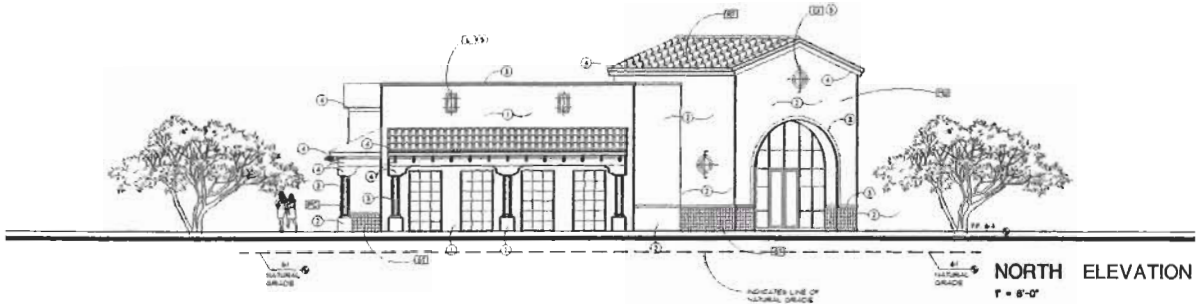
63-DR-2005
REV: 10/24/2005

BUILDING ELEVATION
1/8" = 1'-0"

THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN BUILD PHASES OF A DEVELOPMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE USE CORPORATION. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL DAMAGES.

63-DR-2005

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OF 16





63-DR-2005
REV: 10/24/2005

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LATEL INFORMATION

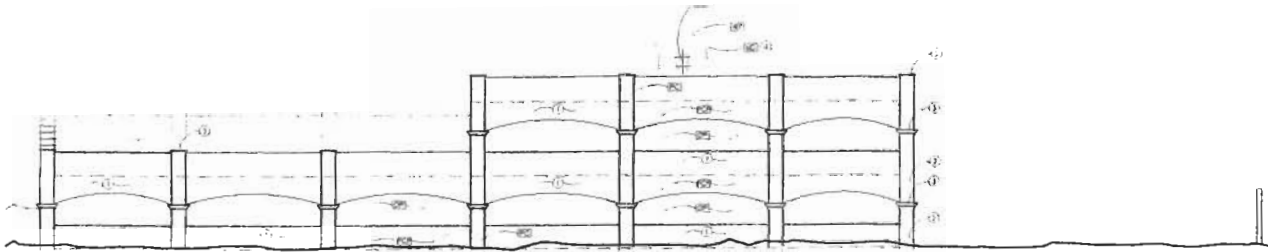
MATERIAL KEY

MATERIAL	DESCRIPTION
ST1	OPENING
ST2	MULTI-CLAY ROOF TILE - MATCH EXISTING
PC1	PRECAST CONCRETE PANELS
PC2	PRECAST JOIST/ROW COLUMNS
ST3	STAINED WOOD ROOF TILES
ST4	WROUGHT IRON
ST5	STEEL TRILLS - PAINTED

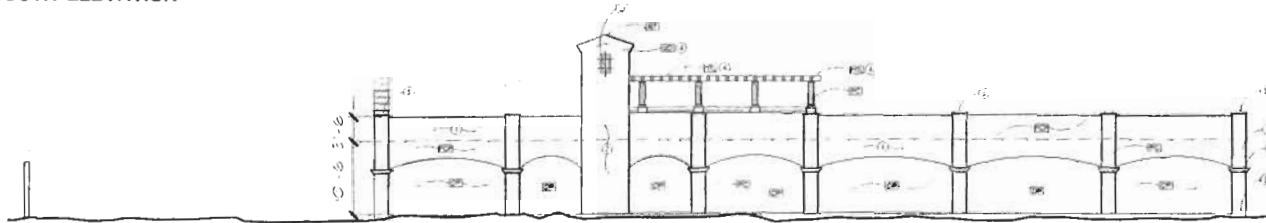
COLOR KEY

COLOR KEY OR ELEVATION	COLOR NAME	FINISH / COLOR NO. (SEE SOURCE)
(1)	STUCCO TAN	DE 6326
(2)	DESERT SAND	DE 6326
(3)	TUSCAN	DE 6326
(4)	COCCA	DE 6326
(5)		

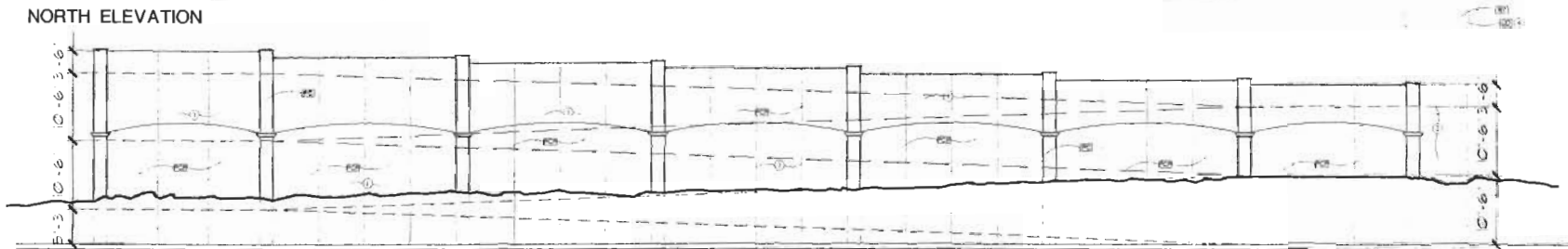
1. PAINTER TO PROVIDE A THREE COLOR SCHEME UP - ALL DECORATIVE SURFACES PAINTED AND FINISHED IN COLORS TO BE SELECTED BY ARCHITECT
 2. REALIZE FOR PROJECTS TO MATCH ADJACENT TYPICAL COLORS TO WHITE OR ON WHITE COLORS
 3. PAINTER TO REPAIR PLASTER BLOCK OR OTHER SURFACES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
 4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER RESISTANT FINISH
- THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS A PRELIMINARY OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN BULK PHASED DEVELOPMENT AGREEMENT FOR THE BULK PHASED USE OF THE USE CONVEYANCE. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN A LITIGIOUS ACTION.



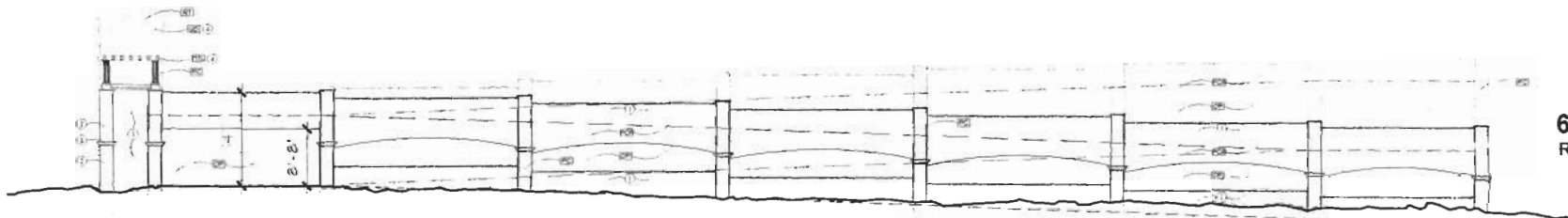
SOUTH ELEVATION



NORTH ELEVATION



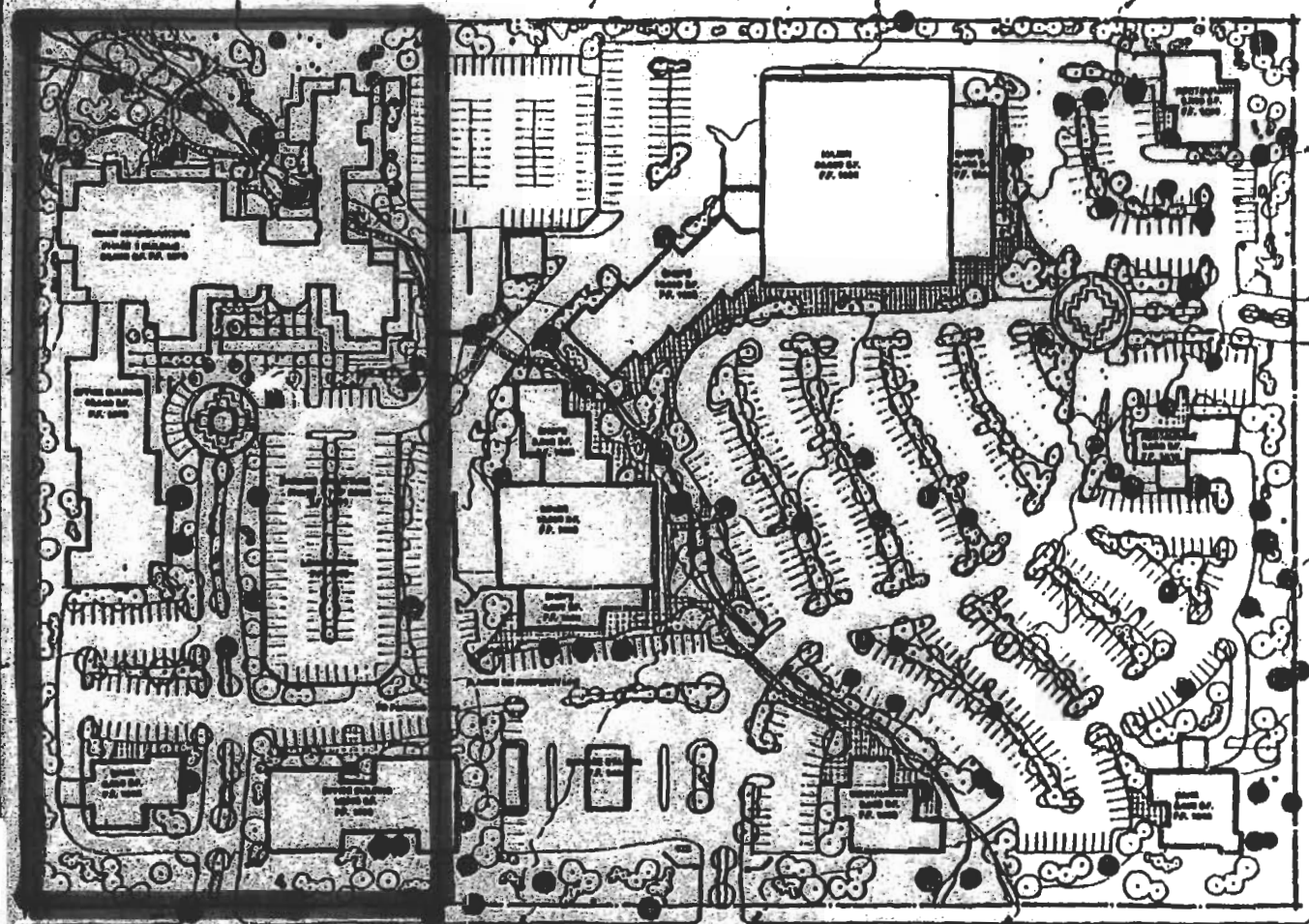
EAST ELEVATION



WEST ELEVATION

PROPOSED PARKING GARAGE

63-DR-2005



OFFICE COMPLEX	
100,000 sq. ft.	100,000 sq. ft.
200,000 sq. ft.	200,000 sq. ft.
300,000 sq. ft.	300,000 sq. ft.
400,000 sq. ft.	400,000 sq. ft.
500,000 sq. ft.	500,000 sq. ft.
600,000 sq. ft.	600,000 sq. ft.
700,000 sq. ft.	700,000 sq. ft.
800,000 sq. ft.	800,000 sq. ft.
900,000 sq. ft.	900,000 sq. ft.
1,000,000 sq. ft.	1,000,000 sq. ft.
METAL CENTER	
100,000 sq. ft.	100,000 sq. ft.
200,000 sq. ft.	200,000 sq. ft.
300,000 sq. ft.	300,000 sq. ft.
400,000 sq. ft.	400,000 sq. ft.
500,000 sq. ft.	500,000 sq. ft.
600,000 sq. ft.	600,000 sq. ft.
700,000 sq. ft.	700,000 sq. ft.
800,000 sq. ft.	800,000 sq. ft.
900,000 sq. ft.	900,000 sq. ft.
1,000,000 sq. ft.	1,000,000 sq. ft.
SERVICE STATION	
100,000 sq. ft.	100,000 sq. ft.
200,000 sq. ft.	200,000 sq. ft.
300,000 sq. ft.	300,000 sq. ft.
400,000 sq. ft.	400,000 sq. ft.
500,000 sq. ft.	500,000 sq. ft.
600,000 sq. ft.	600,000 sq. ft.
700,000 sq. ft.	700,000 sq. ft.
800,000 sq. ft.	800,000 sq. ft.
900,000 sq. ft.	900,000 sq. ft.
1,000,000 sq. ft.	1,000,000 sq. ft.

BOOTHDALE ROAD

139-DR-87

MASTER PLAN
SCALE 1"=100'



63-DR-2005
1/9/2006

OFFICE BUILDING FOR GIANT INDUSTRIES, INC.

Crown West Pinnacle Offices
23733 N. Scottsdale Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: .10/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Crown West Pinnacle Offices Case 63-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff. All requirements apply to new construction only.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Cawley Architects with a date of 10/24/05 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Hunter Engineering with a date of 10/24/05 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Cawley Architects with a date of 10/24/05 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *No paint colors shall exceed a light reflective value (LRV) of forty (40) percent.*
- B. *No paint colors shall exceed a value or chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.*

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
11. *Show location of salvaged trees on landscape plans submitted with the final plans submittal.*
12. *No trees shall be planted in public utility easements. Nor shall they be within seven feet of a water line or sewer line. A minimum of ten feet of separation is also required from future transformer location.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 15 feet.
16. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
17. No lighting shall be permitted in dedicated NAOS easements.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. *All lighting on the top floor of the vehicle storage garage shall be located below the height of the screen wall on the top floor. Light sources from the top floor of the storage garage shall not be visible from off-site.*
- b. The maintained average horizontal illuminance level, at grade on the site, not including the parking structure, shall not exceed 2.0 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site (not including the parking structure), shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- f. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- g. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Landscape Lighting

- h. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- i. Landscaping lighting shall only be utilized to accent plant material.

- j. All landscape lighting directed upward, shall be aimed away from property line.
- k. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- C. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:*
 - a. 139-DR-1987
 - b. 10-Z-1986
 - c. 98-Z-1985
 - d. 14-Z-1985

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

Plan Check 6350-05 (water/sewer design reports)

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

The engineer, as per letter from the flood plain administrator dated October 13, 2005, must still provide the drainage administration department with the required documentations and obtain the department's approval prior to final plans submittal.

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

24. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.

25. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- D. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) The engineer, as per letter from the flood plain administrator dated October 13, 2005, must still provide the drainage administration department with the required documentations and obtain the department's approval prior to final plans submittal.
 - (3) Add a discussion, including calculations and an exhibit, to the drainage report, showing the time and the discharge rate of the detention basins.
 - (4) The developer shall be responsible for full over-ground detention design and construction if no approval could be obtained from the City of Scottsdale Drainage Department.
 - (5) The discharge time from the proposed storage basins shall not be less than 24 hours and shall not exceed the maximum 36-hour limit.
 - (6) Metering the onsite detained runoff into Scottsdale road is not acceptable, unless it can be demonstrated that such flow is conveyed into its historical discharge path/wash. A discussion shall be included in the drainage report to clarify the above concern.
 - (7) Add a discussion and analysis for structural integrity to the final drainage report in regards to the status of the existing walls and drainage barriers that as stated per the preliminary drainage report, may prevent the offsite flows from entering the site.
 - (8) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

- 26. The internal drive shall be private. The private drive tract shall be dedicated to provide emergency and service vehicle access.
- 27. The developer shall design and construct a deceleration lane in Scottsdale Road at the site's main entrance.
- 28. The developer shall design and construct the bicycle parking according to the City Standard Details.
- 29. The developer shall dedicate a cross access easement with the parcel to the south unless it is already provided.

INTERNAL CIRCULATION:

- 30. The developer shall design and construct pedestrian connections between all on-site buildings and parking structures, and to shopping center to south.

DRB Stipulations

- 31. The developer shall provide a minimum parking-aisle width of 24 feet.
- 32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet, unless otherwise approved by the Fire Department and the Sanitation Department.
- 33. The developer shall design the dead-end parking aisle in general conformance with the City of Scottsdale Standard Details and requirements.

34. The developer shall design and construct a connection between the drive aisles to the north of the proposed parking structure located in the south east corner of the site, for continuous traffic movement within the parking lot.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations**35. Trail Easement:**

- a. Prior to final plan approval, the developer shall dedicate a blanket trail easement over the existing 50-foot scenic corridor easement along Scottsdale Road. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement per section 8 of the DS&PM. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

36. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

37. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location.

38. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**H. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits for all washes having a discharge rate of 50. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

I. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

39. The proposed refuse enclosure adjacent to building "C" shall be positioned at an angle of 30 degrees to the north/south drive aisle, unless otherwise approved by the Sanitation Department.

40. The developer shall design and show in the final plans the proposed double refuse enclosure in the north side of the parking area between buildings "A" and "B".
41. The developer shall design and show in the final plans accessibility for refuse truck movement within the above parking area, by showing 25 and 45-foot radii at all turns within the parking areas, unless otherwise approved by the Fire Department and the Sanitation Department.
42. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
43. Unless otherwise approved by the Sanitation Department, enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- J. Unless otherwise approved by the Sanitation Department, refuse enclosures are required as follows:
 - (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- K. Underground vault-type containers are not allowed.
- L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- M. Refuse collection can be provided by the City of Scottsdale's Sanitation Department, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

45. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources

Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

46. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

47. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

48. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

49. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]